

REPORT



LLOYD ECODISTRICT ENERGY STAR PERFORMANCE

2019-2020 ENERGY STAR PORTFOLIO MANAGER DATA ANALYSIS

SUBMITTED TO

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EXECUTIVE SUMMARY



The Lloyd EcoDistrict Roadmap outlines goals for the next 25 years of development and growth in the Lloyd EcoDistrict (Lloyd). While an additional 22 million square feet of new commercial, retail, institutional and residential development is planned over the next 25 years, Lloyd set an ambitious energy goal of “no net increase” in energy use above 2010 levels by 2035. To reach this goal, the Lloyd EcoDistrict Energy Action Plan targets a 33 percent reduction in the total energy use of existing buildings over the 25-year period.

Since 2014, RWDI has assisted Lloyd with the implementation of the Energy Action Plan. Each year, RWDI provides energy benchmarking and analysis at the district level to help Lloyd track progress toward its goals. Understanding current and past energy use is key to identifying opportunities to improve performance, reduce emissions, and make informed efficiency investments.

Lloyd utilizes the U.S. Environmental Protection Agency's ENERGY STAR® Portfolio Manager® program to track and assess energy and water consumption, as well as greenhouse gas (GHG) emissions for the district. The program enables Lloyd building owners and operators to assess and share performance metrics for analysis on an annual basis.

ENERGY STAR Portfolio Manager is a no-cost, resource management tool for benchmarking and tracking energy and water consumption. Building owners and operators can set goals, track consumption, and compare performance to similar buildings in the U.S. Buildings can receive recognition through certification as well. ENERGY STAR Certification is achieved when a property's ENERGY STAR Score is 75 or greater.

This report summarizes the data collection, analysis and results for Lloyd's of ENERGY STAR Portfolio Manager data analysis for years 2019 and 2020. RWDI' analysis focuses on benchmarking energy and water performance and GHG emissions by property type and several other attributes. The results show continued progress and opportunities for improvement at the building-specific and district-wide level. Recommendations and next steps are presented at the end of this report.

EXECUTIVE SUMMARY - HIGHLIGHTS



- Of the 25 commercial properties sharing access to data with Lloyd's ENERGY STAR Portfolio Manager master account, RWDI received data from 22 properties for the calendar year 2019 and 18 properties for 2020, resulting in a reporting rate of 88 percent for 2019 and 72 percent for 2020.
- For the calendar year 2019, properties in Lloyd performed slightly worse in overall building energy performance compared to similar properties across Portland.
- The area weighted site EUI in Lloyd for 2019 is 71.5 kBtu/ft², while the Portland median EUI is 68.7 kBtu/ft² for office, retail, hospitality, public assembly, and healthcare properties, based on figures in the 2019 Energy Performance Information for Individual Commercial Buildings Spreadsheet. This data was unavailable for 2020 and was not analyzed for this year.
- Of the properties generating an ENERGY STAR Score, 57 percent had scores of 75 or above in 2019, making them eligible for ENERGY STAR Certification.
- Buildings in Lloyd achieved 9 percent better ENERGY STAR scores than the overall Portland median score for 2019.
- GHG emissions have reduced roughly 8.5 percent in 2019 and 37.3 percent in 2020 from the 2010 baseline.

Benchmarking Metrics

Metrics used for reporting performance include energy use, weather normalized site energy use intensity (EUI), ENERGY STAR Score, greenhouse gas (GHG) emissions, water use, and water use intensity (WUI).

- Site energy use intensity (EUI) represents a building's total annual energy use divided by gross floor area. EUI is measured in kBtu/ft² and signifies overall building energy performance.
- All EUI figures are area weighted to give a more accurate representation of average EUI.
- ENERGY STAR Score considers EUI along with changes in weather conditions, utility fuel mix and building operations. A score of 50 represents the national median. Buildings with a score of 75 or higher may be eligible for ENERGY STAR Certification.
- Greenhouse gas (GHG) emissions, expressed in metric tons of carbon dioxide equivalent (MTCO₂e) are calculated by multiplying site energy values by emissions factors. Specific emissions factors for natural gas were obtained from EPA sources, whereas emissions factors from electricity were provided by Pacific Power.
- Water use intensity (gal/ft²) represents a building's total annual water use divided by gross floor area (not including parking or irrigated area).

LLOYD ENERGY STAR PORTFOLIO MANAGER PARTICIPANTS



The reporting properties make up 7,409,901 square feet (SF) of building floor area, representing 57 percent of building area in Lloyd (approximately 13M square feet), and 95 percent of buildings 20,000 square feet and larger, based on figures in the 2019 Energy Performance Information for Individual Commercial Buildings Spreadsheet.

Lloyd EcoDistrict ENERGY STAR Portfolio Manager participants make up the district's largest commercial buildings. The Portland Commercial Energy Performance Reporting Ordinance requires commercial buildings 20,000 SF and greater to use Portfolio Manager to track energy use. It should be noted that the City suspended annual reporting for 2020 due to the challenges faced by building owners and managers operating buildings in 2020, yet annual report submissions will resume for the 2021 calendar year.

Portfolio Manager participants are categorized in this analysis into five property types: Healthcare, Retail, Hospitality, Office, and Public Assembly. Figure 1 provides a breakdown by property type of the participants that have agreed to share energy data with Lloyd.

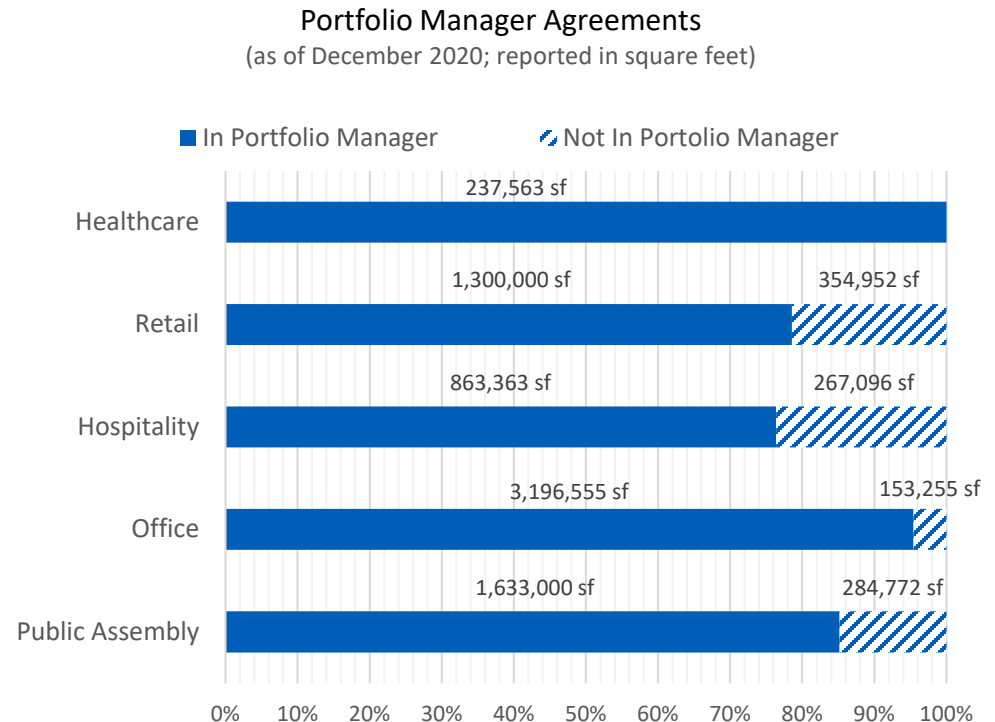


Figure 1. Portfolio Manager agreements by property type.

LLOYD ENERGY STAR PORTFOLIO MANAGER PARTICIPANTS



Of the participating commercial properties in Lloyd, office buildings represent the largest portion of floor area, followed by public assembly, retail, hospitality and healthcare, as shown in Figure 2 and 3 below for 2019 and 2020. For the 2020 year, no hospitality or healthcare properties reported data.

PROJECT AREA BY MARKET SECTOR (FT²), 2019

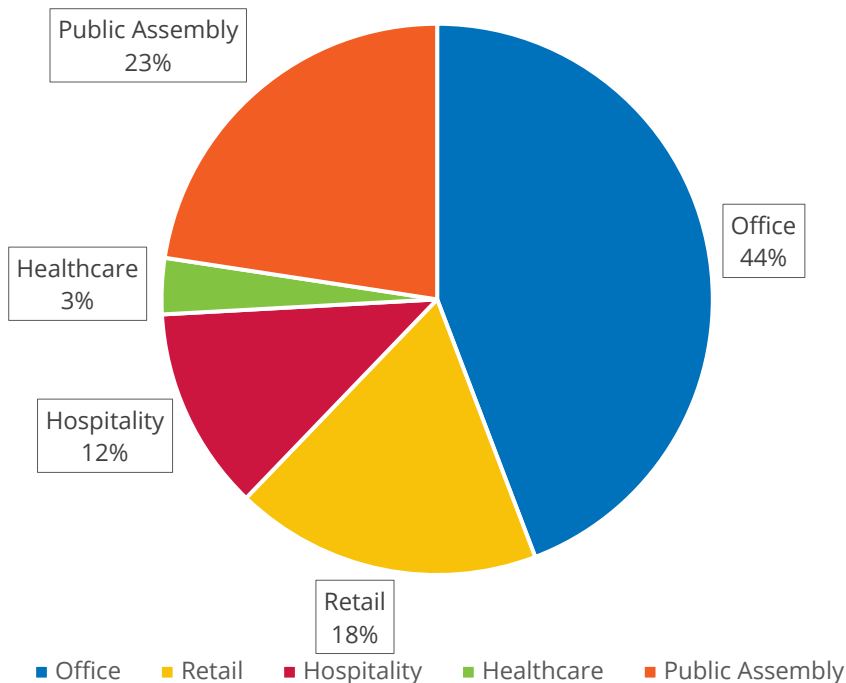


Figure 2. Percentage of building area by property type for 2019.

PROJECT AREA BY MARKET SECTOR (FT²), 2020

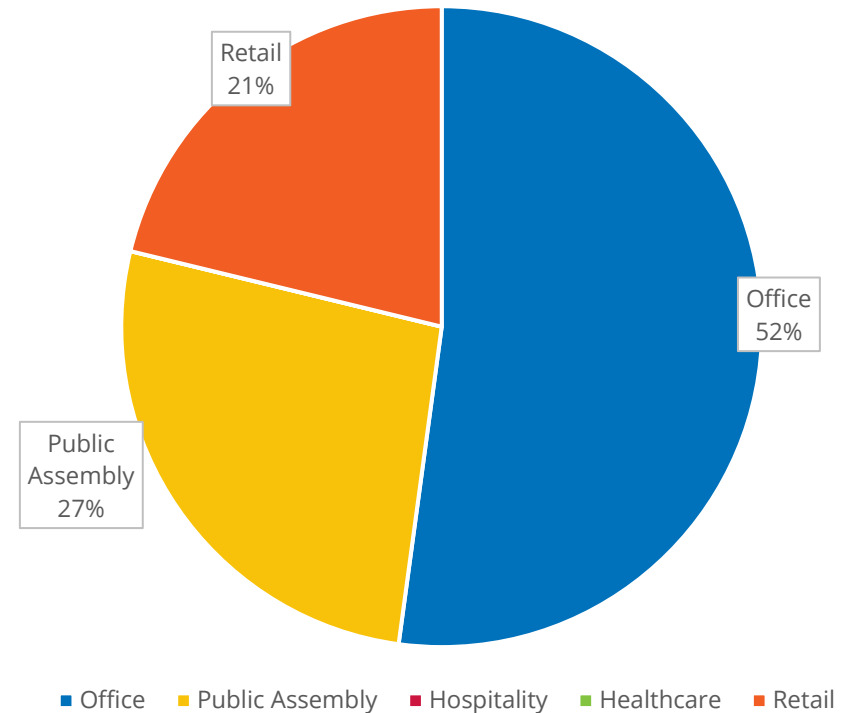


Figure 3. Percentage of building area by property type for 2020.

LLOYD ENERGY STAR PORTFOLIO MANAGER PARTICIPANTS



Figure 4 below shows the area by space type of properties that have reported data from years 2010 to 2020. Total reported square footage of properties decreased in 2020 due to the suspension of the annual reporting requirement and the extenuating circumstances faced by building owners and managers operating building during 2020.

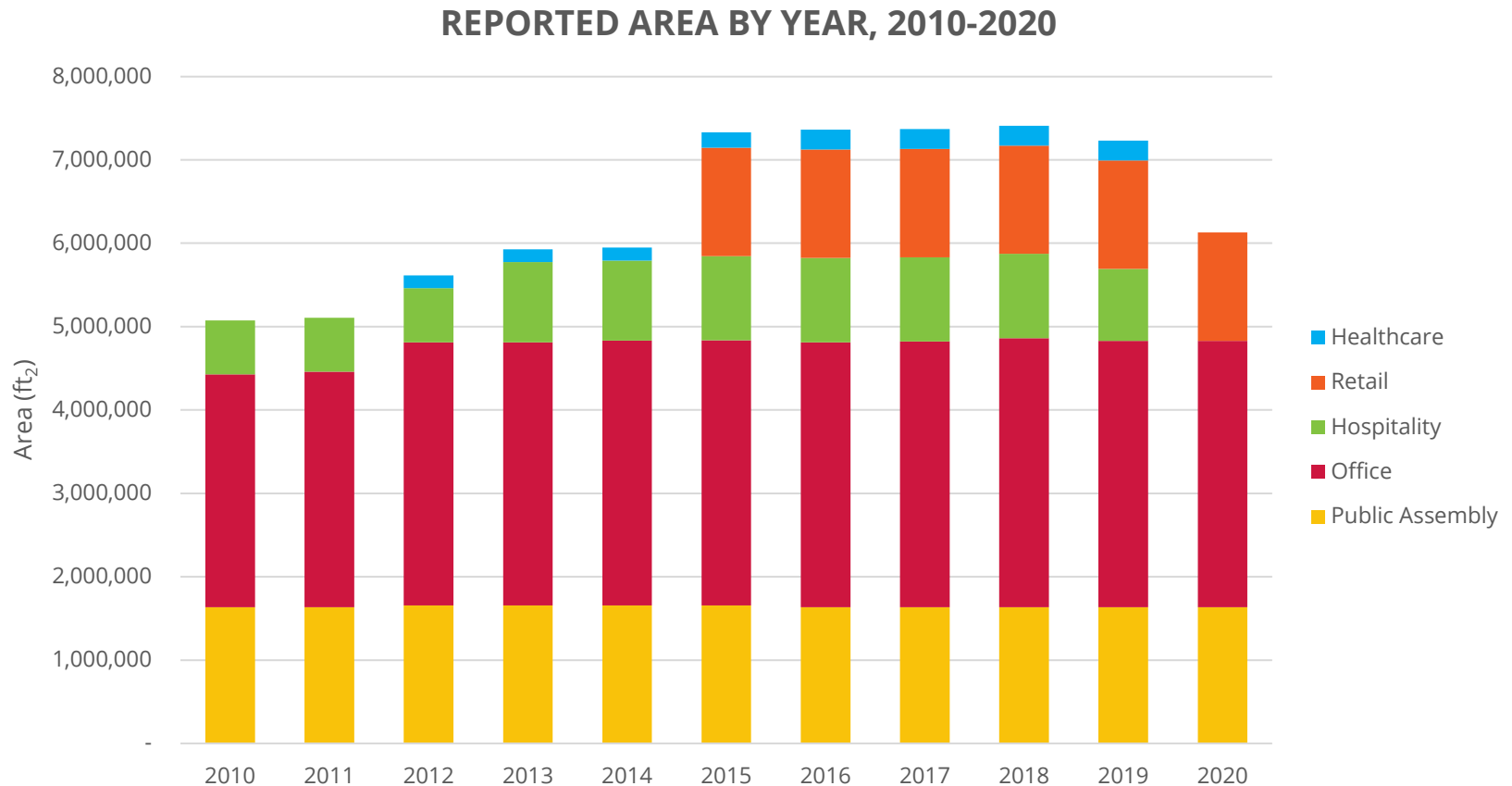


Figure 4. Building area by property type of reporting properties between 2010 and 2020.

LLOYD ENERGY STAR PERFORMANCE – SITE ENERGY USE INTENSITY



Building energy performance is measured by site energy use intensity (EUI), which expresses the total annual energy use, divided by the gross floor area measured in kBtu per square foot. Site EUI represents energy use based on the size of a building rather than in raw energy use. This analysis uses a **weather normalized site EUI**, which also accounts for changes in weather when accounting for changes in energy. The weather normalized site energy is the energy use a property would have consumed during 30-year average weather conditions. To maintain confidentiality, all properties in this analysis were assigned a “building number” designation.

Overall, most buildings in Lloyd are performing well. A low EUI generally indicates good energy performance, while a higher site EUI shows greater energy use. As shown in Figure 5, six buildings reported a low EUI in 2019 (below 40) and seven buildings reported a higher EUI (above 70). Nine buildings reported EUI values in the middle (between 40 – 70). For the 2020 year, eight buildings reported a low EUI (below 40), five buildings reported a higher EUI (above 70), and five buildings reported EUI values in the middle (between 40 – 70).

The reported site EUI for Building 10 is identified as an anomaly. Although the property type is categorized as “Healthcare” in this analysis, it is neither a hospital, a clinic, nor a medical office building. The site includes two buildings with multiple uses - behavioral health hospital, laboratory and clinical research with the majority square footage dedicated to lab spaces. Due to this unique combination of use types along with remodeling activity and variations in occupancy at the site over the past few years, a new baseline is being established. There are no conclusions to be drawn about the site energy use until more data is available. Building 10 also did not report usage for the 2020 year, leading to lower average EUI overall throughout Lloyd EcoDistrict.

Buildings 20, 21, and 22 have reported unusually low EUI's. However, these three buildings have gone through various stages of remodeling and vacancy causing EUI values to be lower than if they were fully occupied. New baselines will be established in the coming years.

As will be mentioned frequently throughout this report, the COVID-19 pandemic has resulted in data that varies significantly from previous years. Due to changes in occupancy patterns and building use during the pandemic, energy and water use in many buildings has reduced significantly leading to irregular results.

LLOYD ENERGY STAR PERFORMANCE – SITE ENERGY USE INTENSITY



The 2019 median overall area weighted site EUI for this dataset in Lloyd EcoDistrict is 71.5 kBtu/ft².

The median overall EUI for Portland office, healthcare, hospitality, retail, and public assembly is 67.9 kBtu/ft², as published in the 2019 Energy Performance Information for Individual Commercial Buildings Spreadsheet.

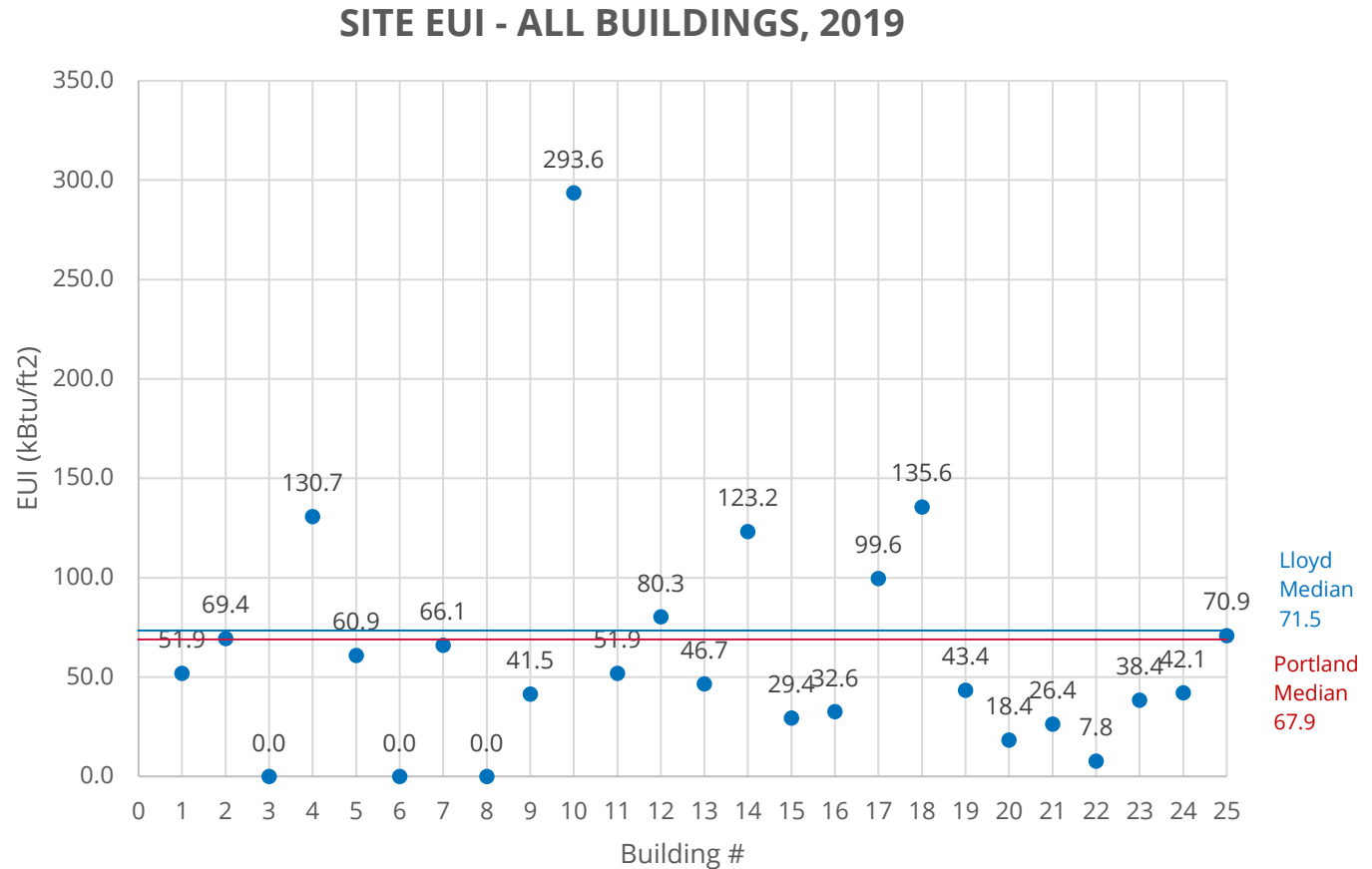


Figure 6. 2019 site EUI for all 25 participating commercial properties.

LLOYD ENERGY STAR PERFORMANCE – SITE ENERGY USE INTENSITY



The 2020 median overall area weighted site EUI for this dataset in Lloyd EcoDistrict is 50.3 kBtu/ft².

The median overall EUI for Portland office, healthcare, hospitality, retail, and public assembly is not available due to the suspended reporting requirements for calendar year 2020. Therefore, only the EUI of Lloyd properties in this dataset is shown.

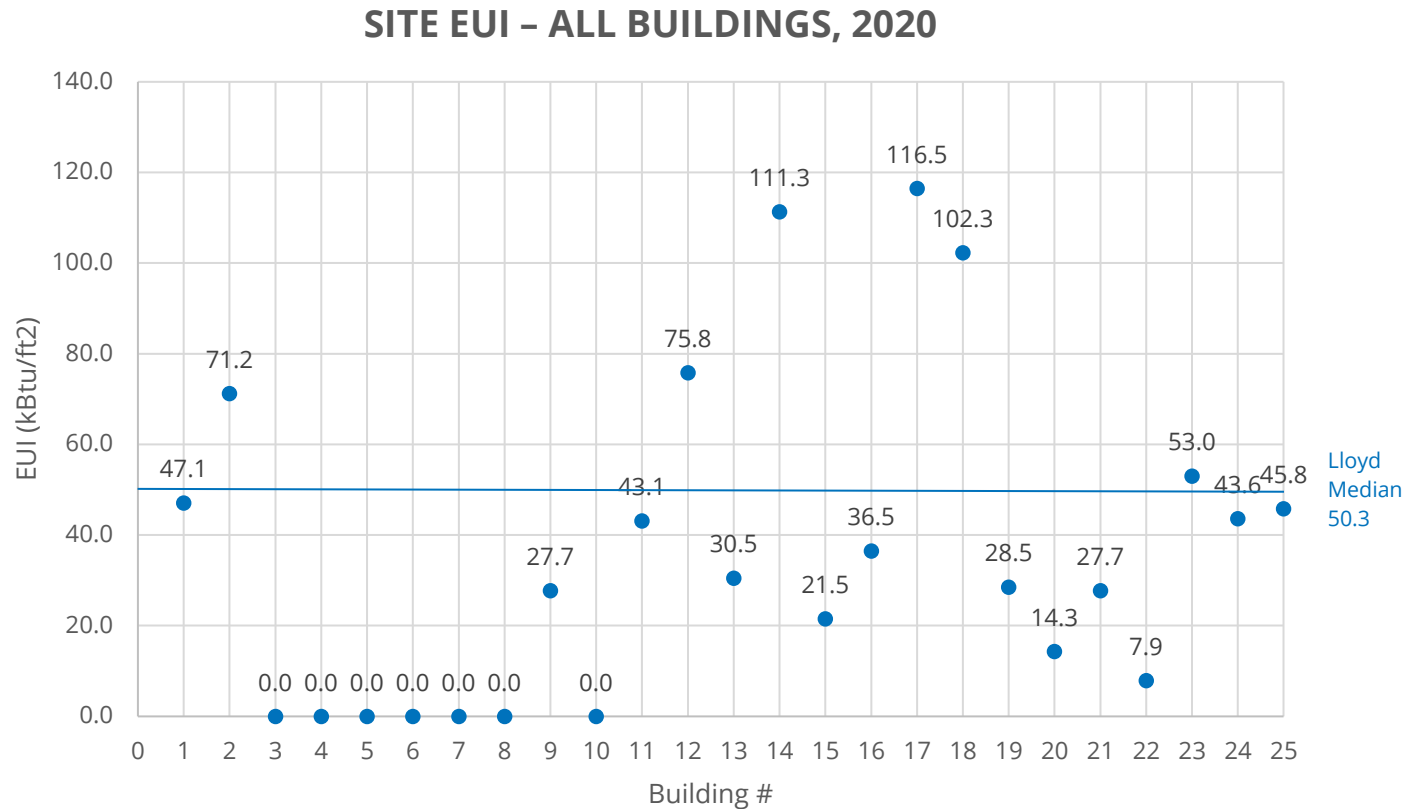


Figure 7. 2020 site EUI for all 25 participating commercial properties.

LLOYD ENERGY STAR PERFORMANCE – SITE ENERGY USE INTENSITY



RWDI compared site EUI to the Portland median EUI by property type. Figure 8 shows how the buildings compare to the median performance of buildings in each peer group. The Portland median is established using Portland's 2019 Energy Performance Information for Individual Commercial Buildings Spreadsheet. The City of Portland reporting was suspended in 2020 and data is unavailable for the year.

As displayed in Figure 8, public assembly, retail, hospitality, and office properties in Lloyd are performing better than the Portland median for their property type. The healthcare property type category was removed due to buildings with multiple distinctly different uses and lack of similar building types available for a valid comparison.

Properties in Lloyd have higher energy performance than similar properties across Portland. However, it should be noted that there are differences in how properties are characterized in this data analysis as opposed to the City's reporting. For example, the 2019 Energy Performance Information for Individual Commercial Buildings Spreadsheet categorized a large retail property located in Lloyd as "Other" rather than "Retail".

2019 EUI Compared to Portland Median by Market Sector

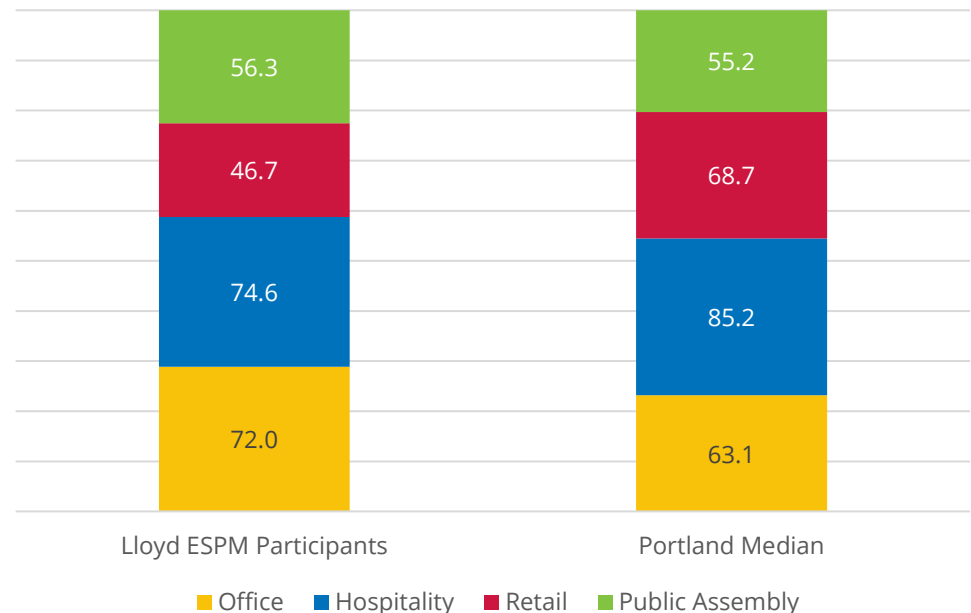


Figure 8. 2019 site EUI compared to Portland median EUI by property type (healthcare excluded).

LLOYD ENERGY STAR PERFORMANCE – ENERGY STAR SCORE



The ENERGY STAR Score measures a property's performance relative to similar properties, when normalized for climate and operational characteristics. Not all space types are eligible for an ENERGY STAR Score, such as hospital or assembly.

An ENERGY STAR Score was calculated for 14 of the 25 participating commercial properties in Lloyd for 2019. These include office and hospitality properties in the dataset. As shown in Figure 9, eight of the buildings scored 75 or above. ENERGY STAR Certification can be achieved for projects scoring 75 or greater. These buildings are poised to earn ENERGY STAR certification and Lloyd can work to assist in and celebrate their efforts.

Buildings that received an ENERGY STAR Score lower than the national median of 50 are likely to have the greatest opportunity to improve energy performance. These buildings may benefit from technical assistance to evaluate operating performance and identify low-cost ways to boost efficiency.

The median overall ENERGY STAR Score for Lloyd is 80.0, whereas the median overall ENERGY STAR Score for Portland is 73.

ENERGY STAR SCORE, 2019

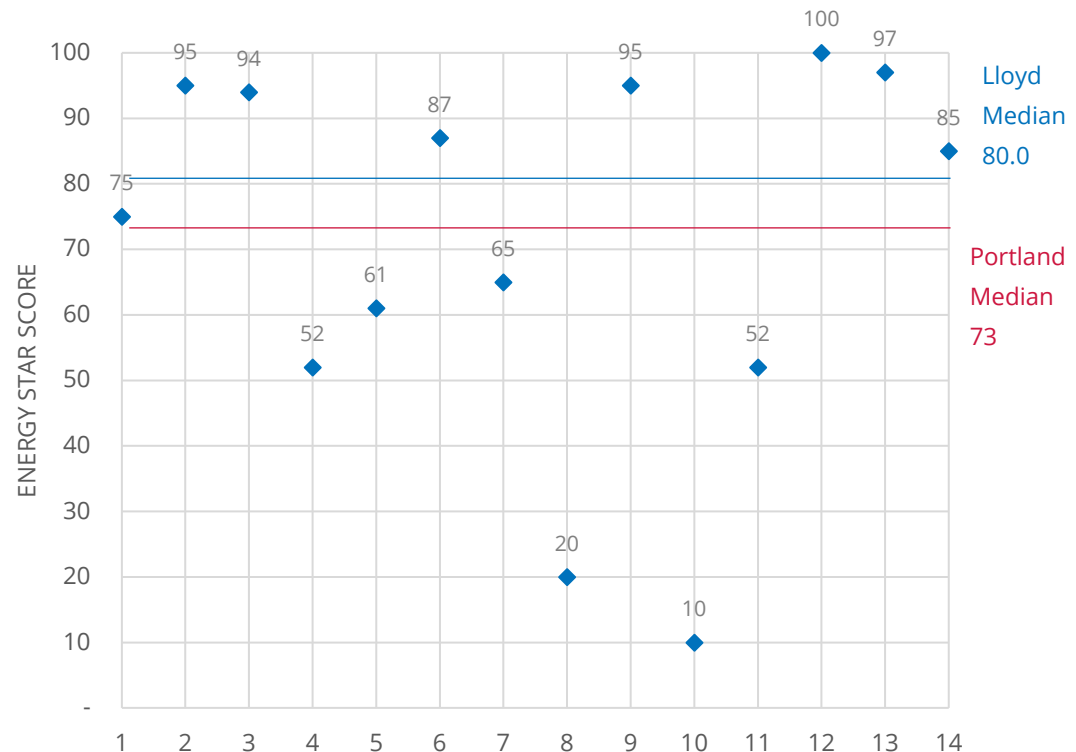


Figure 9. 2019 ENERGY STAR Score distribution for participating commercial properties eligible for an ENERGY STAR Score.

LLOYD ENERGY STAR PERFORMANCE – ENERGY STAR SCORE



Similar to the 2019 results, an ENERGY STAR Score was calculated for 9 of the 25 participating commercial properties in Lloyd for 2020. These include only office properties in the dataset as data is either not applicable or unavailable for other property types. Also as previously mentioned, the City of Portland's annual reporting requirement was suspended for the 2020 year and is not compared to the Lloyd median for this year.

As shown in Figure 10, five of the buildings scored 75 or above. ENERGY STAR Certification can be achieved for projects scoring 75 or greater. These buildings are poised to be earn ENERGY STAR certification and Lloyd can work to assist in and celebrate their efforts.

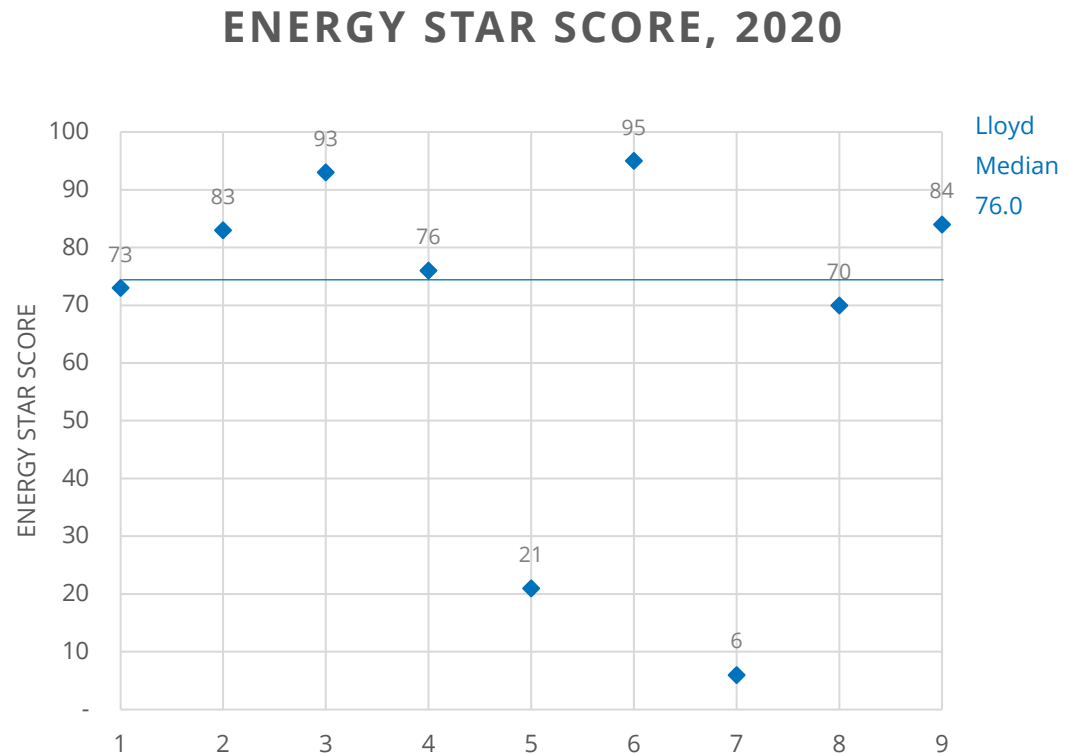


Figure 10. 2020 ENERGY STAR Score distribution for participating commercial properties eligible for an ENERGY STAR Score.

LLOYD ENERGY STAR PERFORMANCE – GREENHOUSE GAS EMISSIONS FROM ENERGY USE



In this analysis, greenhouse gas (GHG) emissions account for the carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) gases released into the atmosphere as a result of the property's energy consumption. More than 16 percent of GHG emissions in the U.S. come from energy used by commercial buildings (U.S. EPA, Inventory of Greenhouse Gas Emissions & Sinks).

For 2019, the 22 properties included in this analysis emitted 78,173 metric tons of carbon emissions equivalent (MTCO₂e). The 2020 dataset included only 18 properties which emitted 51,111 MTCO₂e. The significant reduction in GHG emissions reported can be attributed to the lower reporting rate. Yet, those buildings which did report had substantially reduced energy and GHG emissions due to changes in operations and occupancy associated with the COVID-19 pandemic.

Office buildings were responsible for the most GHG emissions in 2019 and 2020, as shown in Figure 11. It should be noted that office buildings encompass 70 percent of the total square footage of reporting properties.

TOTAL GHG EMISSIONS BY MARKET SECTOR, 2019-2020

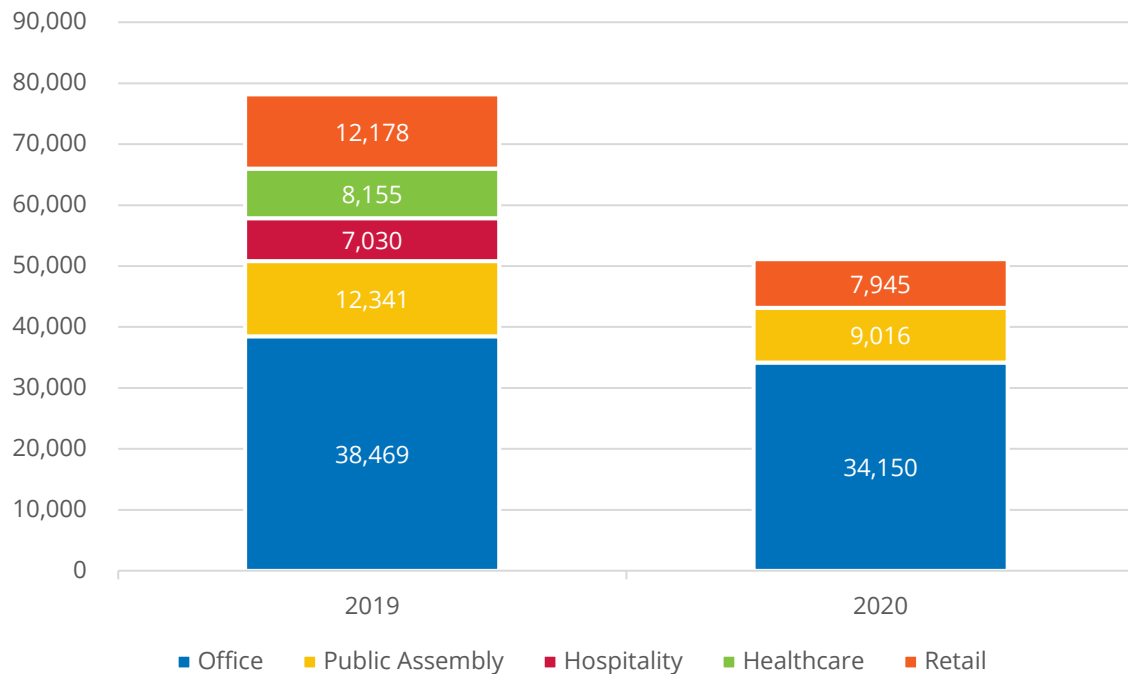


Figure 11. 2019-2020 GHG emissions (MTCO₂e) by property type.

LLOYD ENERGY STAR PERFORMANCE – WATER USE



RWDI obtained water consumption data from 18 properties in the district. These buildings consumed a total of 76,724 kilogallons (kGal) in calendar year 2019.

Figure 12 shows the total water use by property type and the number of properties in each category.

Office buildings used the largest share of water as a district, representing 14 properties.

Hospitality properties consumed slightly less water than the office buildings, yet they represent only two properties in the district.

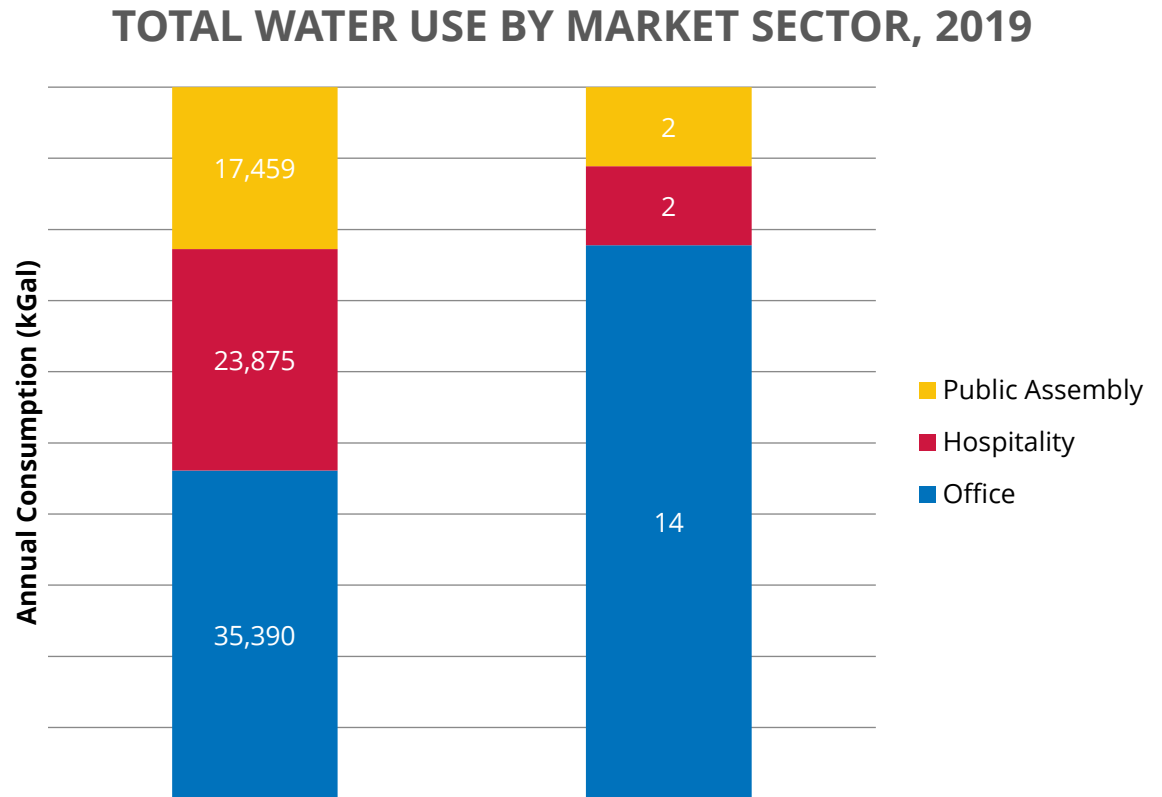


Figure 12. 2019 water use (kGal) and number of properties by market sector for 18 participating commercial properties.

LLOYD ENERGY STAR PERFORMANCE – WATER USE



For 2020, RWDI obtained water consumption data from 17 properties in the district. These buildings consumed a total of 31,721 kilogallons (kGal) in calendar year 2020.

Figure 13 shows the total water use by property type and the number of properties in each category.

Office buildings used the largest share of water as a district, representing 15 properties.

Public assembly properties consumed 42 percent of the total water consumed in 2020 yet they represent only two properties in the district.

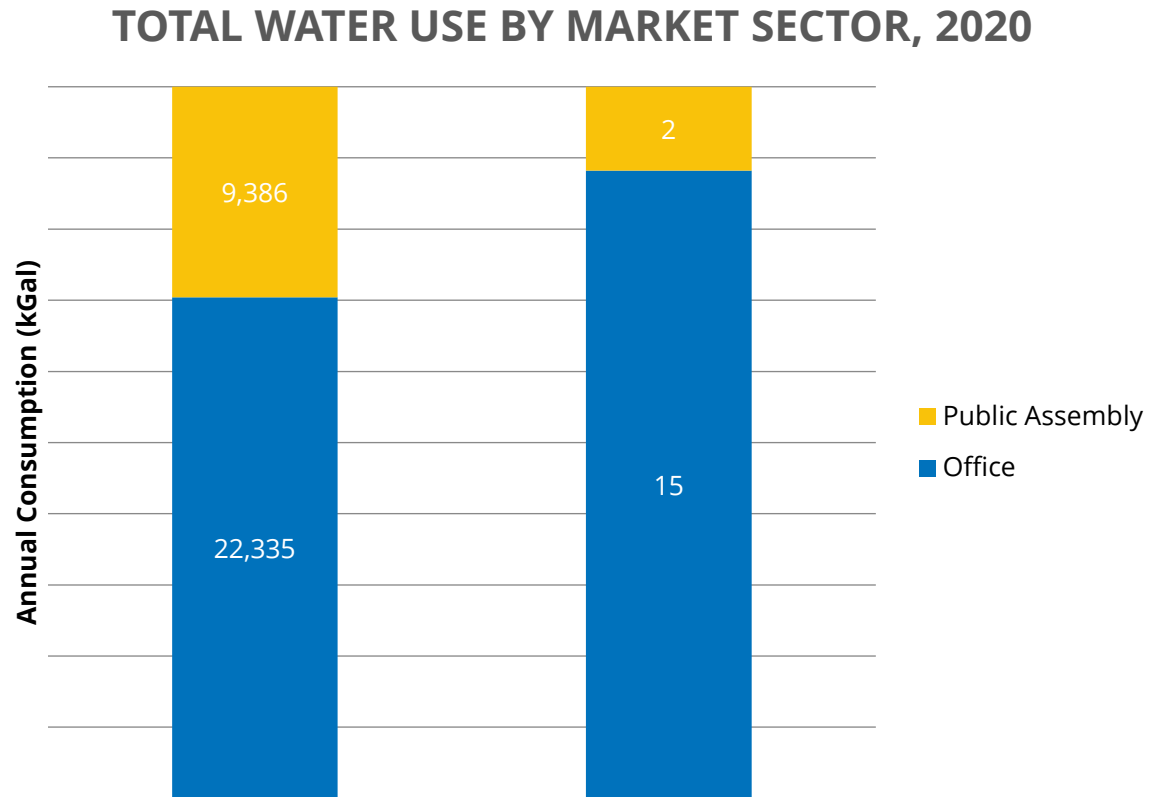


Figure 13. 2020 water use (kGal) and number of properties by market sector for 17 participating commercial properties.

LLOYD ENERGY STAR PERFORMANCE – ENERGY USE TRENDS



Understanding current and past energy use can help identify opportunities to improve energy performance and measure efficiency efforts. Although the amount of historical data in Portfolio Manager varies, RWDI evaluated energy use trends for the past ten years wherever possible. Figure 14 shows the average EUI for all properties. The increase in 2012 is the result of additional properties added to the portfolio that were performing at a higher EUI than the average in years before.

Figure 14 shows the average site EUI is 5.4 kBtu/ft² higher than in 2010 for 2019 but decreased 15.8 kBtu /ft² for the 2020 year. This major decrease is due to several factors. Some of which include reduced energy use from operational changes due to the pandemic and a reduced number or properties reporting such as higher energy users in the healthcare category.

From 2018 to 2019, 9 of 25 reporting properties had an increased EUI which resulted in an average of a 22.9 percent increase in EUI. During this same period, 13 of the 25 reporting properties had lower EUI's which was an average of an 18.3 percent drop in EUI.

January 6, 2022

SITE EUI - ALL BUILDINGS, 2010 - 2020

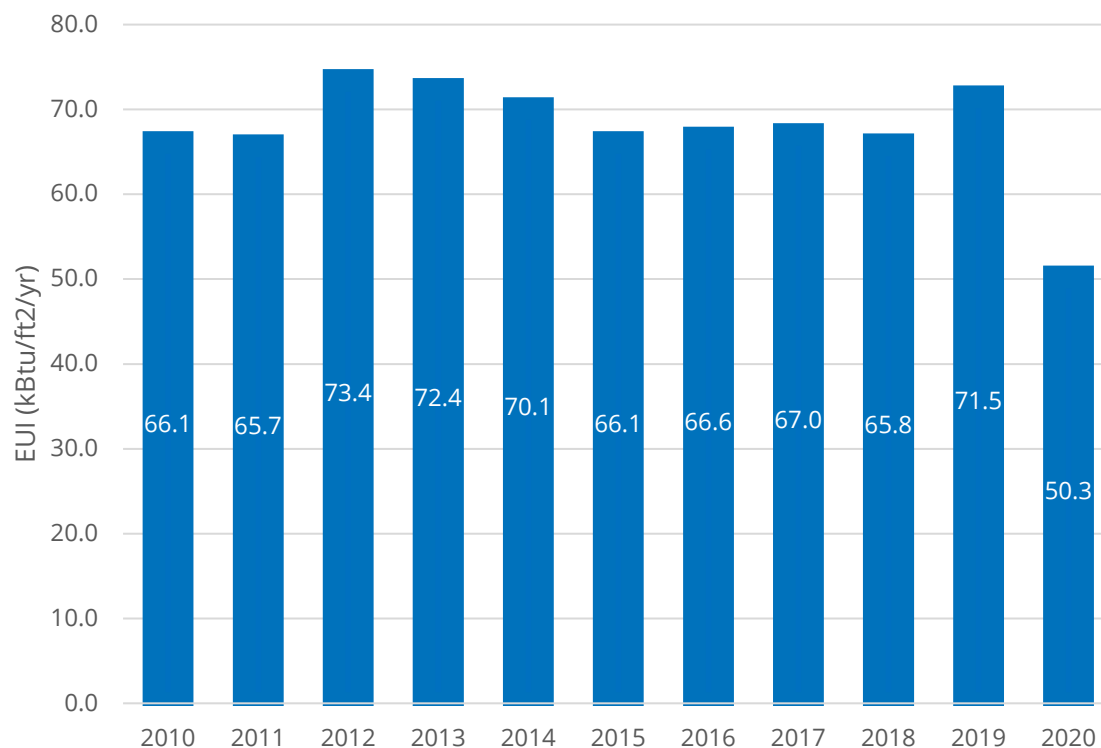


Figure 14. Site EUI for participating commercial properties between 2010 and 2020.

LLOYD ENERGY STAR PERFORMANCE – ENERGY USE TRENDS



Figure 15 shows the performance of each of the 25 reporting properties from 2010 to 2020. From here, it can be shown which buildings are improving in performance year of year and which are showing reduced energy performance.

SITE EUI BY BUILDING, 2010-2020

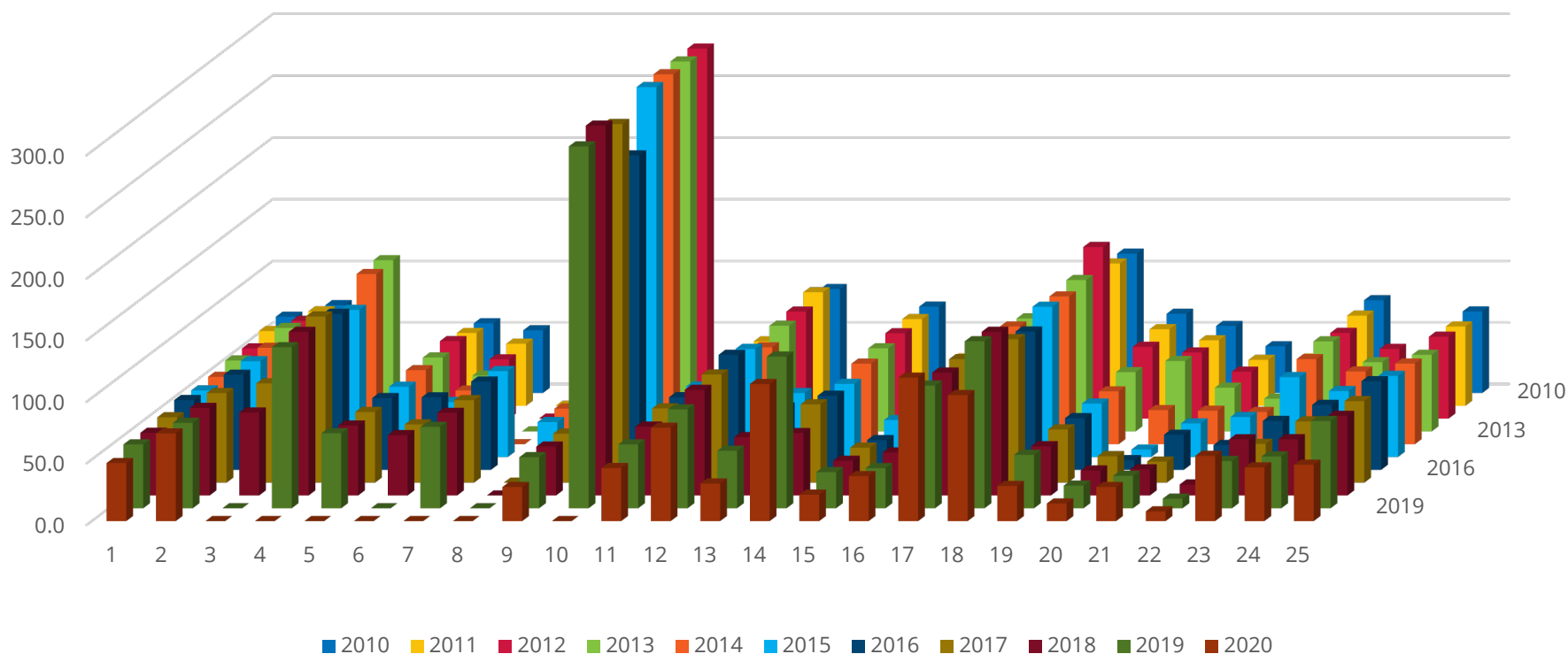


Figure 15. Site EUI for each year for all participating commercial properties between 2010 and 2020.

LLOYD ENERGY STAR PERFORMANCE - GREENHOUSE GAS EMISSIONS TRENDS



As displayed in Figure 16, GHG emissions intensity is measured in kilograms of CO₂ equivalent per square foot. On a per square foot basis, GHG emissions in 2019 reduced roughly 8.5 percent from the 2010 baseline. The increase from 2018 to 2019 is due to the increase in energy use as seen in the reported EUI. GHG emissions in 2020 changed the upward trend and reduced from 2019 to 2020 by roughly 37.3 percent. However, this is attributed to lower reporting properties and the pandemic. While reducing energy is important to reduce GHG emissions, it is not the only metric that influences emissions. An electric utilities' source generation or power mix is an important part of reducing GHG emissions. Over the past ten years, Pacific Power's power mix has reduced emissions by about 3 percent since 2010.

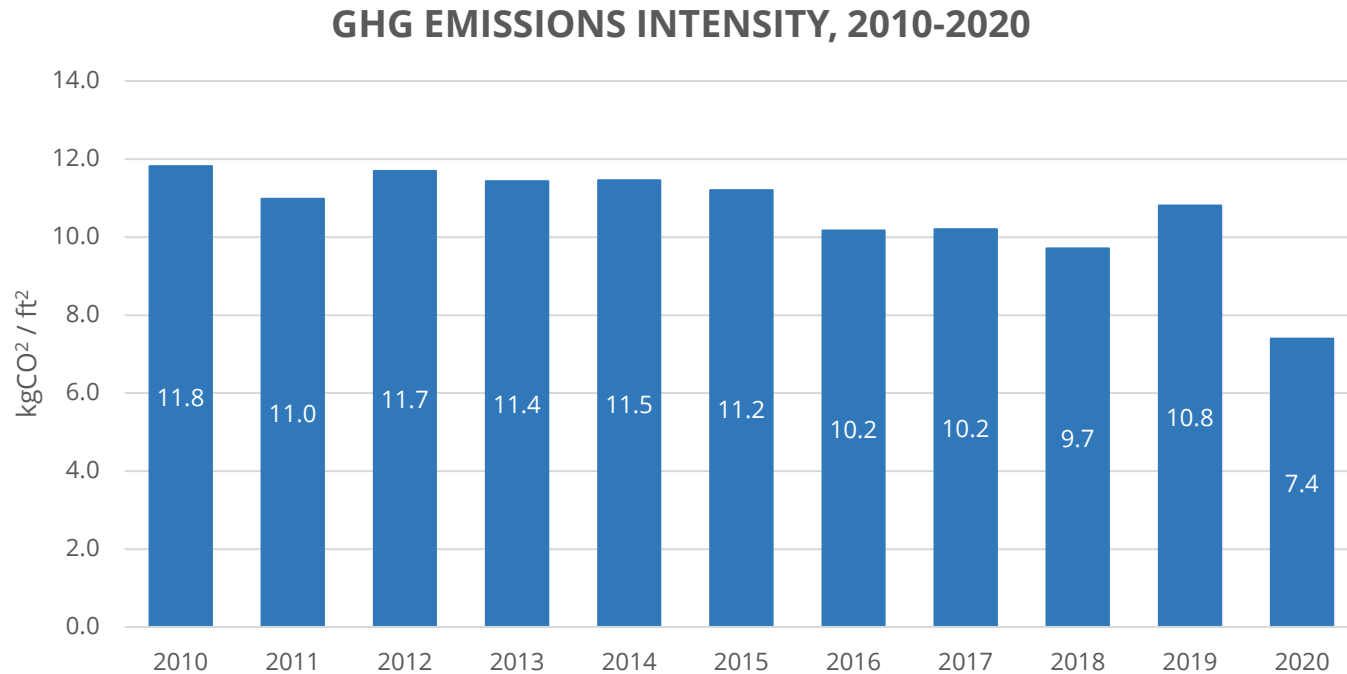


Figure 16. GHG emissions per square foot for participating commercial properties between 2010 and 2020.

LLOYD ENERGY STAR PERFORMANCE – WATER USE TRENDS



Water use intensity (WUI) represents a building's total annual water use divided by gross floor area (not including parking or irrigated area).

Although the amount of historical data in Portfolio Manager varies, RWDI evaluated water use trends for the past ten years wherever possible. Figure 17 shows the average WUI for 18 reporting properties in 2019 and 17 reporting properties in 2020.

Energy use is affected by occupancy, but not to the extent of water use. In fact, occupancy and property type are both major factors in water use which has caused significant reductions in water usage from 2019 to 2020 due to the pandemic. Additionally, hospitality properties are traditionally water intensive users; however, no hospitality properties reported usage for the 2020 year further reducing the measured WUI for the year,

The average water use intensity in 2019 is 0.5 Gal/ft² lower than in 2010 but has been decreasing each year since 2015.

Water Use Intensity, 2010 - 2020

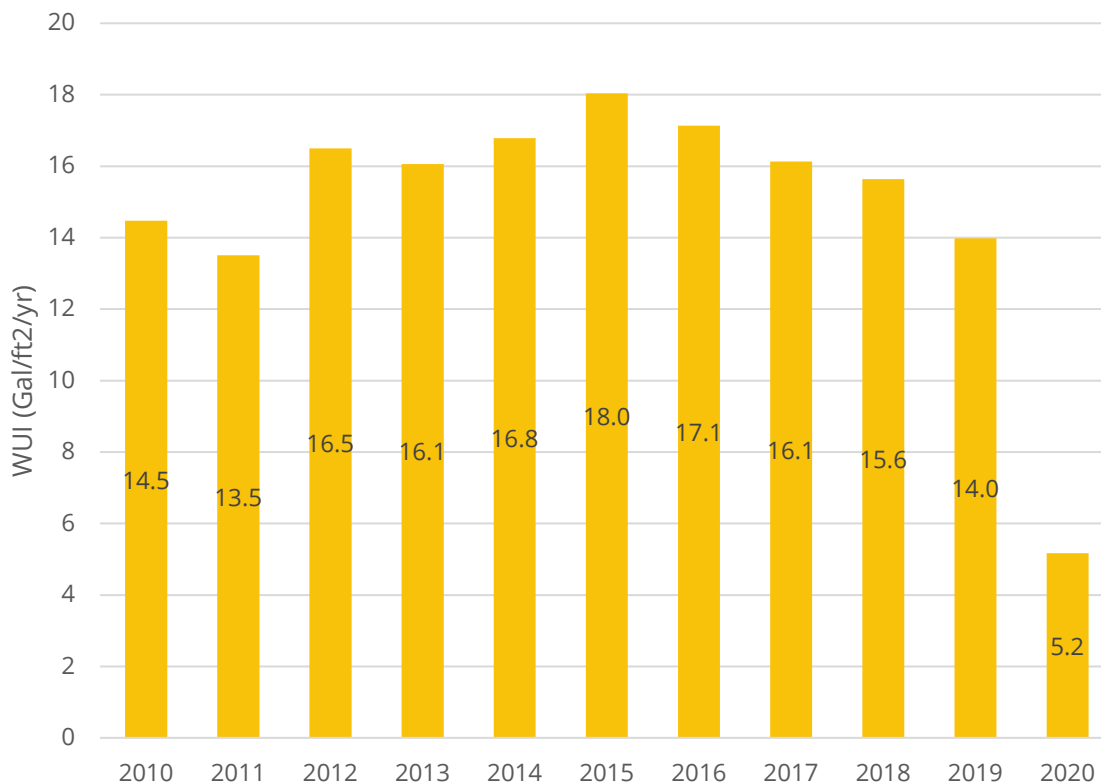


Figure 17. Water consumption per square foot for participating commercial properties between 2010 and 2020.

LLOYD ENERGY STAR PERFORMANCE – ENERGY USE TRENDS



Figure 18 shows progress towards Lloyd’s Energy Action Plan of “no net increase” of energy from 2010 with an estimated addition of 22M square feet by 2035. This results in an approximate 65 percent drop in EUI from 2010 to 2035 which is about a 2.5 percent decrease per year. For properties reporting in 2010, the EUI was 66.1. Using an EUI of 66.1 as a starting point, the EUI should be 22.7 by 2035. While the current trend shows energy is on track to meet the established reduction targets, the sharp drop in energy seen in 2020 is due to the unusual nature of the COVID-19 pandemic. Average EUI across the district will need to decrease by roughly 30 percent for a more typical year such as 2019. Greater improvements will be needed to adjust course and reestablish the path towards the Lloyd’s energy goal.

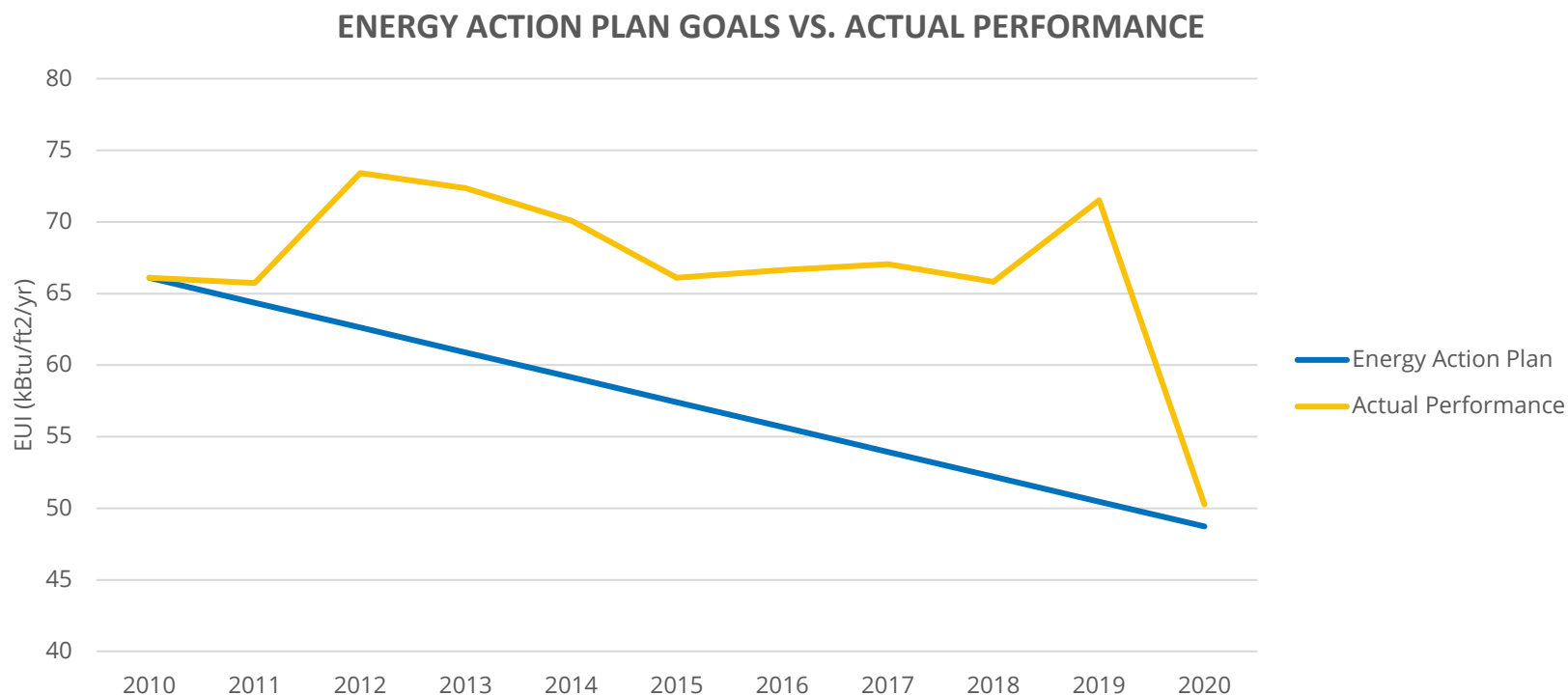


Figure 18. Energy Action Plan goal vs actual performance for all participating commercial properties between 2010 and 2020.

RECOMMENDATIONS



While the results show some progress on energy use reduction and GHG emissions within Lloyd EcoDistrict, the pace has not kept with the goal of “no net increase” established in Lloyd’s Energy Action Plan. Energy consumption continues to increase as square footage is added to the Ecodistrict. Lloyd’s median site EUI is 71.5 kBtu/ft² which is 21.0 kBtu/ft² higher than the Energy Action Plan target for 2019. While 2020 showed improvement, it should be noted that this is not typical, and it would be expected to see energy increase in future years. These energy performance results show further opportunity to increase efficiency. RWDI will continue working with Lloyd to benchmark and analyze energy use patterns and trends. The following actions are recommended:

- Target outreach to properties 20,000 square feet and larger that report to the City, but do not currently share data with Lloyd’s Portfolio Manager account. Seven properties representing approximately 700,000 SF were identified for inclusion in the future reporting cycles.
- Expand participation in ENERGY STAR Portfolio Manager to multifamily residential properties to enable greater understanding of energy and water use, greenhouse gas emissions, and trends in the district.
- Support investments in existing building retrofits and renewable energy projects to capture inefficiencies and reduce energy costs. These efforts are critical to help Lloyd reach its energy goals.
- Connect building owners and operators of underperforming properties with technical resources and assistance to assess operating systems, conduct energy audits and identify strategies to boost efficiency.
- Recognize the results and achievements of high performing properties and communicate achievements and replicable practices.
- Increase Lloyd’s use of ENERGY STAR Portfolio Manager to include waste and materials tracking. Start by training building owners and operators of participating properties in how to track their waste in Portfolio Manager. Then Lloyd can move forward in trying to obtain better data in the future.
- Utilize Lloyd Eco Action Forum (LEAF) as an information-sharing platform for building owners and operators seeking information, technical resources, and lessons learned.

APPENDIX

2019 - 2020 KEY METRICS & PROPERTY KEY

LLOYD ENERGY PERFORMANCE – 2019 KEY METRICS



ESPM Property ID	Building #	Property Name	Building Type	Weather Normalized Site EUI (kBtu/ft²)	ENERGY STAR Score	Total GHG Emissions Intensity (kgCO2e/ft²)	Water Use Intensity (gal/ft²)
1196548	1	1201 Lloyd	Office	51.9	75	4.4	10.9
2976865	2	BPA Headquarters	Office	69.4	95	5.6	10.2
5017154	3	Courtyard Portland Downtown Convention Center	Hospitality	N/A	N/A	N/A	N/A
4854353	4	Crowne Plaza Downtown Convention Center	Hospitality	130.7	N/A - Gas usage issue	N/A	N/A
1545622	5	DoubleTree Lloyd Center	Hospitality	60.9	94	4.0	32.6
4440148	6	Forum Building	Office	N/A	N/A	N/A	N/A
4920561	7	Inn at the Convention Center	Hospitality	66.1	52	4.8	55.6
3639359	8	Leftbank Annex	Public Assembly	N/A	N/A	N/A	N/A
3477774	9	Leftbank Project	Office	41.5	61	3.6	12.0
3641819	10	Legacy Hoolladay Park Lab and Research	Healthcare	293.6	N/A – Due to space type	19.8	N/A
12742	11	Liberty Centre	Office	51.9	87	4.5	8.3
1213454	12	Lloyd 700	Office	80.3	65	5.8	8.9
5024580	13	Lloyd Center	Retail	46.7	N/A – Due to space type	4.0	N/A
1213451	14	Lloyd Center Tower	Office	123.2	20	10.5	15.9
4344746	15	Metro Regional Center	Office	29.4	N/A - GFA issue with score	2.4	6.1
20624	16	OR0033PE - 911 Federal Building	Office	32.6	95	2.3	4.3
2551431	17	OR0461 - Grand Avenue Dental Offices	Office	99.6	10	7.4	32.3
2551449	18	OR0491 - Kaiser Permanente Building	Office	135.6	52	8.9	18.5
1497614	19	Oregon Convention Center	Public Assembly	43.4	N/A – Due to space type	0.8	8.2
1401797	20	Oregon Square 710	Office	18.4	N/A - Issue with score	1.6	2.4
1405142	21	Oregon Square 729	Office	26.4	N/A - Issue with score	2.3	3.8
1405062	22	Oregon Square 827	Office	7.8	100	0.7	0.0
1405128	23	Oregon Square 830	Office	38.4	97	3.4	N/A
4823122	24	Portland State Office	Office	42.1	85	3.5	16.6
1810796	25	Moda Center	Public Assembly	70.9	N/A – Due to space type	N/A	13.5

LLOYD ENERGY PERFORMANCE – 2020 KEY METRICS



ESPM Property ID	Building #	Property Name	Building Type	Weather Normalized Site EUI (kBtu/ft²)	ENERGY STAR Score	Total GHG Emissions Intensity (kgCO2e/ft²)	Water Use Intensity (gal/ft²)
1196548	1	1201 Lloyd	Office	47.10	73	3.9	7.3
2976865	2	BPA Headquarters	Office	71.2*	N/A	N/A	7.4
5017154	3	Courtyard Portland Downtown Convention Center	Hospitality	N/A	N/A	N/A	N/A
4854353	4	Crowne Plaza Downtown Convention Center	Hospitality	N/A	N/A	N/A	N/A
1545622	5	DoubleTree Lloyd Center	Hospitality	N/A	N/A	N/A	N/A
4440148	6	Forum Building	Office	N/A	N/A	N/A	N/A
4920561	7	Inn at the Convention Center	Hospitality	N/A	N/A	N/A	N/A
3639359	8	Leftbank Annex	Public Assembly	N/A	N/A	N/A	N/A
3477774	9	Leftbank Project	Office	27.7	83	2.3	2.4
3641819	10	Legacy Hoilday Park Lab and Research	Healthcare	N/A	N/A - Due to space type	N/A	N/A
12742	11	Liberty Centre	Office	43.1	93	3.7	4.1
1213454	12	Lloyd 700	Office	75.8	76	5.2	6.6
5024580	13	Lloyd Center	Retail	30.5	N/A - Due to space type	2.6	N/A
1213451	14	Lloyd Center Tower	Office	111.3	21	9.4	9.7
4344746	15	Metro Regional Center	Office	21.5*	N/A - GFA issue with score	N/A	3.11
20624	16	OR0033PE - 911 Federal Building	Office	36.5	95	2.4	4.5
2551431	17	OR0461 - Grand Avenue Dental Offices	Office	116.5	6	8.4	22.9
2551449	18	OR0491 - Kaiser Permanente Building	Office	102.3	70	6.7	11.8
1497614	19	Oregon Convention Center	Public Assembly	28.5*	N/A - Due to space type	N/A	4.5
1401797	20	Oregon Square 710	Office	14.3	N/A - Issue with score	1.2	0.6
1405142	21	Oregon Square 729	Office	27.7	N/A - Issue with score	2.3	2.4
1405062	22	Oregon Square 827	Office	7.9	N/A - Issue with score	0.7	0.2
1405128	23	Oregon Square 830	Office	53.0	N/A - Issue with score	4.5	1.7
4823122	24	Portland State Office	Office	43.6	84	3.5	7.7
1810796	25	Moda Center	Public Assembly	45.8	N/A - Due to space type	N/A	7.2

*Site EUI was calculated in lieu of weather normalized site EUI which was unavailable.

LLOYD ENERGY PERFORMANCE – PROPERTY KEY



Figure 9. ENERGY STAR Score, 2019

Identifier	Name	ENERGY STAR Score
Building 1	1201 Lloyd	75
Building 2	BPA Headquarters	95
Building 3	DoubleTree Lloyd Center	94
Building 4	Inn at the Convention Center	52
Building 5	Leftbank Project	61
Building 6	Liberty Centre	87
Building 7	Lloyd 700	65
Building 8	Lloyd Center Tower	20
Building 9	OR0033PE - 911 Federal Building	95
Building 10	OR0461 - Grand Avenue Dental Offices	10
Building 11	OR0491 - Kaiser Permanente Building	52
Building 12	Oregon Square 827	100
Building 13	Oregon Square 830	97
Building 14	Portland State Office	85

Figure 10. ENERGY STAR Score, 2020

Identifier	Name	ENERGY STAR Score
Building 1	1201 Lloyd	73
Building 2	Leftbank Project	83
Building 3	Liberty Centre	93
Building 4	Lloyd 700	76
Building 5	Lloyd Center Tower	21
Building 6	OR0033PE - 911 Federal Building	95
Building 7	OR0461 - Grand Avenue Dental Offices	6
Building 8	OR0491 - Kaiser Permanente Building	70
Building 9	Portland State Office	84